086.0	0003	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,900 / 830,900
					USE VALUE:	830,900 / 830,900
					ASSESSED:	830,900 / 830,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POLUTNIK LIDIJA/ TRUSTEE
Owner 2:	LIDIJA POLUTNIK TRUST
Owner 3:	
Street 1:	118 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POLUTNIK LIDIJA -
Owner 2:	-
Street 1:	118 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,760 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1929, having primarily Wood Shingle Exterior and 2190 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11760.000	289,300	600	541,000	830,900
Total Card	0.270	289,300	600	541,000	830,900
Total Parcel	0.270	289,300	600	541,000	830,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.48 | /Parcel: 379.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54470
GIS Ref:
GIS Ref:
Insp Date: 08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,300	600	11,760.	541,000	830,900	830,900	Year End Roll	12/18/2019
2019	101	FV	247,900	600	11,760.	533,200	781,700	781,700	Year End Roll	1/3/2019
2018	101	FV	247,900	0	11,760.	409,600	657,500	657,500	Year End Roll	12/20/2017
2017	101	FV	247,900	0	11,760.	386,400	634,300	634,300	Year End Roll	1/3/2017
2016	101	FV	247,900	0	11,760.	355,500	603,400	603,400	Year End	1/4/2016
2015	101	FV	218,400	0	11,760.	332,300	550,700	550,700	Year End Roll	12/11/2014
2014	101	FV	218,400	0	11,760.	306,000	524,400	524,400	Year End Roll	12/16/2013
2013	101	FV	218,400	0	11,760.	306,000	524,400	524,400		12/13/2012

!7020!

PRINT

Date	Time
12/10/20	21:42:12

LAST REV

Date	Time
02/27/20	14:54:49

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLUTNIK LIDIJA	74048-23	1	1/28/2020	Convenience	1	No	No		
GRASSO JOSEPHIN	29840-109		2/25/1999	Family		No	No		Y

USER DEFINED

Prior Id # 1:	54470
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1272	Solar Pa	30,475	C				
8/14/2018	1151	New Wind	4,200	C				
4/27/2017	482	Redo Kit	17,100	C				
10/7/2013	1486	Manual	3,000	C				
12/19/2011	1859	Re-Roof	4,500	C				
5/26/2009	378	Manual	5,500					
12/11/2008	1497	Manual	20,000					remove chimney bet
5/22/1997	273		6,000					13X9 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
1/29/2014	Info Fm Prmt	EMK	Ellen K
3/9/2009	Measured	372	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11760		Sq. Ft.	Site		0	70.	0.66	6									540,958						541,000	

Total AC/HA: 0.26997 | Total SF/SM: 11760 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,958 | Spl Credit | Total: 541,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.12953961
Const Adj.:	0.98990101
Adj $ / SQ:	100.632
Other Features:	91023
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355370
Depreciation:	66099
Depreciated Total:	289271

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	2

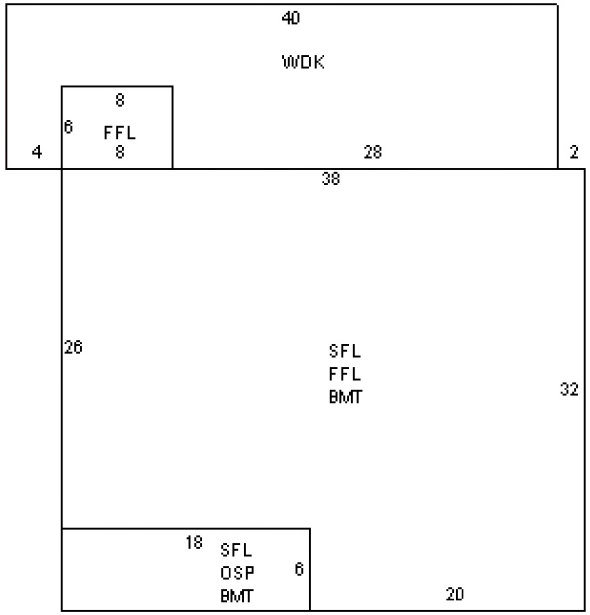
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	100.63
Special Features:	0	Val/Su Net:	73.31
Final Total:	289300	Val/Su SzAd	132.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,216	30.190	36,711
FFL	First Floor	1,156	100.630	116,330
SFL	Second Floor	1,034	100.630	104,013
WDK	Deck	432	8.230	3,556
OSP	Screen Porch	108	34.600	3,737

Net Sketched Area:	3,946			Total:	264,347
Size Ad	2189.6000	Gross Are	4128	FinArea	2190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2003	4.85	T	12.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc